

December 8, 2015

IV.C.1.a. Applicant Identification

Texoma Council of Governments
1117 Gallagher Drive
Sherman, TX 75090

IV.C.1.b. Applicant DUNS number: 8798848150000

IV.C.1.c. Funding Request

- i. Grant type Indicate: Brownfield Assessment Grant is requested
- ii. Federal Funds Requested: \$400,000
- iii. Contamination: Hazardous Substance \$200,000; Petroleum \$200,000
- iv. Community-wide: The amount requested is for community-wide assessment

IV.C.1.d. Location

Texoma Council of Governments (TCOG) is a political subdivision serving a voluntary association of local governments in rural Cooke, Grayson, and Fannin Counties. The cities of Denison and Whitewright in Grayson County and the City of Bonham in Fannin County are the 3 identified target areas. These areas represent the most significant need for brownfield assessment and redevelopment.

IV.C.1.e. Site-specific Proposals

TCOG's application is for a community-wide assessment grant.

IV.C.1.f. Contacts

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- ii. Executive Director:
Susan B. Thomas
Texoma Council of Governments

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Texoma Council of Governments | Susan B. Thomas, PhD, *Executive Director* | Honorable Keith Clegg, President, *Governing Board*



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IV.C.1.g. Date Submitted

The assessment grant proposal was submitted to the EPA via grants.gov on December 16, 2015.

IV.C.1.h. Project Period

The project period for this assessment proposal is three years.

IV.C.1.i. Population

- i. General Population: TCOG is a Council of Governments serving Cooke, Fannin, and Grayson Counties. The population for the tri-county area is 196,047 according to U.S. Census Bureau 2014 estimates; by county: Cooke County 38,761; Grayson County 123,534; Fannin County 33,752
- ii. Target Area Population: Bonham 10,058; Denison 22,907; Whitewright 1,907

IV.C.1.j. Regional Priorities & Other Factors Checklist

The Regional Priorities & Other Factors form is included with the transmittal letter as Attachment A.

Regards,

A handwritten signature in black ink, appearing to read "S. Thomas", with a stylized flourish at the end.

Susan B. Thomas, PhD
Executive Director

Attachment C

Regional Priorities Form/Other Factors Checklist

Name of Applicant: Texoma Council of Governments

Regional Priority Title(s): Assistance to Communities with Limited In-House Capacity to Manage Brownfield Projects

Page Number(s): p. 1,11

Assessment Other Factors Checklist

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	1, 10
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	3

TEXOMA COUNCIL OF GOVERNMENTS FY16 BROWNFIELDS ASSESSMENT GRANT CFDA 66.818

1. Community Need

1.a.i. Targeted Community Description: Texoma Council of Governments (TCOG), established in 1968, is a voluntary association of local governments that serves the rural region of Cooke, Grayson, and Fannin Counties known as Texoma. The cities and counties in our region are working tirelessly to prepare for the northward expansion of the Dallas-Fort Worth Metroplex. The existing infrastructure, economy, and housing market will need to undergo significant change to support this growth. The negative effects of urban sprawl such as traffic, poor air quality, and strained infrastructure are all problems that can be improved by brownfield redevelopment. TCOG is a vital partner to the region in these efforts and is participating in planning across the region by conducting strategic planning, stakeholder collaboration, research and data collection as well as funding planning through leveraging programs, projects, and policies. TCOG has worked closely with our Region 6 EPA representatives, attending workshops in Addison, TX, national Brownfield training in Chicago, and the national ATSDR conference in Atlanta. Based on a needs analysis conducted for this proposal, 3 target communities within TCOG's jurisdiction were identified as significantly hindered for redevelopment because of the real or perceived liability associated with brownfields. Within Grayson County, which meets the United States Department of Agriculture (USDA) definition for rural, the cities of Denison and Whitewright are 2 of the target communities identified. Within Fannin County, which meets the USDA definition guidelines for extremely rural, the city of Bonham is the 3rd target community identified. TCOG will provide assistance to each target community that have limited in-house capacity to manage their brownfield projects. Twenty-seven of the thirty-one communities in the service area have fewer than 10,000 in population and fit the definition of micro-communities, with limited internal resources to assess and redevelop brownfields. TCOG recently conducted a Community Needs Assessment (CNA) for the tri-county Texoma region that was submitted to the Texas Department of Housing and Community Affairs. The CNA revealed the top 5 needs of the region as 1) underemployment, 2) affordable housing, 3) healthcare, 4) transportation and 5) food insecurity.

Denison. The birthplace of Dwight D. Eisenhower was founded in 1872 in conjunction with the Missouri-Kansas-Texas Railroad or "Katy" depot, during the industrial era where the railroad and the Red River intersect. Denison sits in the heart of Texoma south of Lake Texoma and the Texas-Oklahoma border. It quickly became an important commercial center in the American West hosting offices for such notables at that time as Doc Holliday. Shortly after Denison's inception, horticulturist T.V. Munson relocated to Denison where he would soon discover a method for creating phylloxera resistant vines and thereby saving the Cognac grapes in France from extinction due to the mid-19th century phylloxera epidemic. France repaid Munson's important discovery by inducting him into the French Legion of Honor and naming his home of Denison as Cognac's sister city. This once bright star in north central Texas now struggles from a decline in industry and population from 26,000 residents and 600 businesses at its peak to 22,939 residents and 519 businesses today. The blight caused by abandoned brownfields has stagnated the tourism industry in Denison brought in by their natural resources (Lake Texoma), rich state and national history (Eisenhower Birthplace) and the growing craft

beverage industry. Denison's efforts to improve the local economy are also hindered because of limited office and building space available to attract new industry. The city struggles with a lack of skilled workforce. Attracting skilled labor is hindered by the limited housing. Brownfield redevelopment would make space available to address these two areas of concern. The Texoma Economic Development District (TEDD) at TCOG has worked closely with Denison to promote innovation and economic development through the collaboration of business and government; however, suspected brownfields remain a severe impediment by discouraging new businesses and contamination of the city's natural resources.

Whitewright. Established in 1878, Whitewright's location at the center of Grayson County's richest farmland, its location near Bois D' Arc creek, and its connection to the M-K-T Railroad expansion from Denison to Greenville, positioned it for rapid development among settlers and businesses. Farmers producing wheat, corn, and cotton quickly began to use Whitewright as the location for their marketing, retail, and commercial center. Today Whitewright is part of the Sherman-Denison Metropolitan Statistical Area which is a component of the larger Dallas-Fort Worth Combined Statistical Area and is a key proponent of the health and vitality of Grayson County. Its scenic downtown, known for its film friendly Small Town, Texas appeal is the location for various TV and movie projects. Whitewright is home to almost 80% of the crew members working feature films in Texas. However it is struggling to maintain the film market due to a concentration of brownfield blight located near downtown.

Bonham. Near the Caddo National Grasslands in Fannin County is the city of Bonham, named after a hero of the Alamo, James Butler Bonham. Bonham is the county seat, as well as the center of commerce for the surrounding cities, towns, and unincorporated areas. It is also a city of great historical significance as home of the longest serving Speaker of the U.S. House of Representatives Sam Rayburn. After Rayburn's death his home was converted to the Sam Rayburn House Museum and the Sam Rayburn Library was built in his honor in Bonham. Both are visited by citizens from all over the state and the country. Industry in Bonham revolved largely around rail during its explosion across the country in the late 19th and early 20th centuries. Rail decline in Bonham has created economic instability resulting in rapid growth in poverty, poor health care, food deserts, and high teen pregnancy rates. The southern corridor of Bonham beginning near the downtown not only contains the majority of brownfields considered for assessment but is also where the hardships of the economic downturn are the most obvious and the greatest felt. New industry has been discouraged from locating in the area due to the lack of rail and existing manufacturing cannot expand because of the inability to receive raw material which would be transported by rail. Currently efforts are being made by local manufacturing to rehabilitate old rail lines to bring in new industry. TCOG's Regional Services Department is working closely with Bonham on their rail efforts to expand manufacturing in their city and throughout the county, developing strategies to improve healthcare and nutrition, and helping the city prepare for the expected growth and stress to local resources the creation of the new Lower Bois D'Arc Reservoir is projected to create. The Lower Bois D'Arc Reservoir project is of paramount importance to Bonham and Fannin County because of the lack of sufficient water supply. Through the assessment of brownfields for contaminants their efforts will have the greatest impact for redevelopment in the city.

1.a.ii. Demographics: The target communities identified have significantly high levels of pervasive poverty that can be observed in the areas of economic, socio-economic, and child/youth conditions.

Table 1: Demographics					
	Denison	Whitewright	Bonham	Texas	National
Population	22,697	1,604	10,058	26,956,958	321,368,864
Unemployment	10.8%	16.1%	11.0%	8.1%	5.3%
Poverty Rate	22.2%	20.6%	26.8%	18.1%	11.3 %
Percent Minority	23.0%	14.3%	32.5%	23.5%	36.7%
Per Capita Income	\$20,680	\$22,872	\$15,687	\$26,019	\$53,750

Data from the 2009-2013 American Community Survey <http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>

1.a.iii. Description of Brownfields:

Denison: It is anticipated that three post-industrial sites will be assessed in Denison. The City of Denison will seek stakeholder agreement for redevelopment activities including an environmentally conscious industrial area at two of the sites and a municipal park at the other site which is located in town close to residences and an elementary school. The former Johns-Manville plant that produced asbestos pipe is located on 469 acres at 5821 N. Highway 69, a mile south of Lake Texoma. The plant was abandoned in 1988. This site is deteriorated and poses safety concerns relative to trespassers. There are known petroleum impacts, exposed asbestos, and suspected solvents on the site. The former WJ Smith Wood Preservation plant is located on approximately 60 acres at 1700 W. Morton Street. The plant, which closed in 1992, produced and stored creosote and extensively utilized solvents in its operations. An All Appropriate Inquiry (AAI) for these properties will be conducted after the initial Phase I and the City of Denison is prepared to take ownership of these properties.

Whitewright: The City of Whitewright is a grantee of the HUD-DOT-EPA Partnership for Sustainable Communities Area-Wide Planning (AWP) grant for which TCOG provided staff, mapping, and consultation services. As per the grant requirements Whitewright is in the process of creating a brownfield inventory. Several sites for assessment have been identified near the center of town which are a major obstacle to its economic growth. Neighboring business in the commercial service industries (grocers, restaurants, movie theaters, clothing stores, and wineries) which provide for the adjacent rural area are also burdened by blight caused by these brownfields. Whitewright is incorporating their AWP to significantly increase their planning efforts to redevelop their downtown with possible opportunities for commercial development or housing. Several sites have been identified as high priorities for redevelopment which will need to be assessed for contaminants. The Syracuse Sausage Factory in close proximity to Whitewright's historic downtown is a 2.25 acre abandoned sausage factory with known leaking underground storage tanks, asbestos, and abandoned above ground storage tanks and is listed in the Texas Commission on Environmental Quality (TCEQ) Central Registry Leaking Petroleum Storage Tank database. There is concern (COCs) for petroleum releases including benzene, toluene, ethylbenzene, and xylenes (BTEX), polynuclear aromatic hydrocarbons (PAHs), methyl-tertiary-butyl ether (MTBE), and potentially lead depending on the type of petroleum product released. Additionally, a former nursing home on five acres in town is a large vacant

complex contiguous with the city's Children's Park. Much of the building has been vandalized and gutted. The City has long viewed this as an expansion area for public use, but site conditions, including potential contamination, are not fully understood. This site has been a longtime challenge for police, with several criminal activities and one attempted suicide taking place here. Transforming this site is important to expansion of the downtown along Bond Street and to the maintenance of home values in the neighborhood. The type of potential contamination and lead based paint that may be present on the former nursing home property includes asbestos, as well as possible underground storage tanks. As Whitewright continues to develop their brownfield inventory it is TCOG's intent to focus on the particularly problematic brownfields for which the city has limited capacity to address or those for which their one planning & assessment effort will not extend.

Bonham: The former Southwest Pump Company plant (a gasoline pump production facility) is located at 201 East First Street. The plant closed around 2000. Interested investors have been discouraged by brownfield-related concerns and the property has remained vacant, hampering economic development around the property. This site has potential underground storage tanks, solvents, and visible asbestos impacts. The City would like redevelopment of this site to result in a modern ecologically conscious industrial facility that will bring jobs to the area.

1.a.iv. Cumulative Environmental Issues: According to the USDA and U.S. Census Bureau, the majority of towns and cities in the Texoma region are "micro" communities with populations less than 10,000. The area has multiple abandoned gas stations, dry cleaners, warehouses, and storage facilities. Conservatively, one could estimate that region hosts 45-50 former locations with likely petroleum related contamination. Older buildings constructed between 1900 through 1960 that once were hospitals, nursing homes, and business establishments located around historic town squares are very likely to contain asbestos. The former Johns-Manville plant in Denison is located on the banks of the Red River and it is unknown how far asbestos related contamination has traveled or prevailed in the water source. The town of Savoy in Fannin County has an old TXU power plant that is currently on standby (not in operation) for power generation. It is adjacent to a reservoir that holds cooling water for the facility. This is a natural gas fired unit that is over 30 years old. East of Bonham in Fannin County is a closed Type I landfill that accepted hazardous materials as well as construction and demolition debris. Fracking is used in the western side of the Texoma region in the petroleum industry for oil and gas exploration and sand mining. There are 3,377 drilled wells in Grayson County, many of them in Denison. The Texoma region is currently under attainment for air quality, but because of the location directly north of Dallas/Ft. Worth and the region's predominant wind flow out of the south it is under scrutiny to determine negative air quality effects from southern neighbors.

1.b. Impacts on Targeted Communities: The target area's loss of key industry and jobs has resulted in underemployment. Underemployment has contributed to illicit drug use, disengagement, poverty, and limited access to healthcare due to lack of health insurance or reliable (if existent) transportation. There is a negligible amount of doctors, especially specialists. Fannin County residents must travel upwards of 60 miles to see a specialist—there is no gynecologist or pediatrician in the entire 899 square mile county! According to a point-in-time count of homeless individuals or family units conducted by a regional consortium of service programs, over 400 individuals and family units are homeless in the City of Denison and Fannin

County. Local workforce professionals are often frustrated by the fact that while entry level jobs may be available, employers are challenged to fill those positions with local talent because applicants have difficulty passing pre-employment drug screens and/or background checks. This is likely one of the reasons why 48% of the region's population is "Not in the Labor Force". Brownfield redevelopment will create jobs and help reverse the tide of social ills related to the poverty associated with underemployment. Hazardous substances in the environment have been correlated to birth defects, invasive malignant cancers, and chronic respiratory diseases. The direct effects of brownfields in target communities are the higher rates of birth defects, malignant/invasive cancer and subsequent deaths (Grayson County-229, Fannin County-240, Texas-192, & national-111*) and chronic lower respiratory disease than are found in Texas or the nation (Grayson County-79, Fannin County-92, Texas-43, & national-46*). In Whitewright the impact of the abandoned nursing home on the adjacent children's park is unknown. Many of the impacts on the target community are unknown without assessment. As the project moves forward the link between target area poor health outcomes and hazardous waste exposure such as asbestos is expected. A planning session with local health professionals was conducted for this proposal and exposed alarming findings. The target area is seeing an increased rate of rare genetic diseases in infants and children. The Director of ECI Texoma, a Texas Department of Assistive and Rehabilitative Services program, stated they are seeing notably higher than usual rates of rare syndromes as Dandy Walker, 1P36 Deletion, and Crit de Chat, as well as increased instance of autism and Downs Syndrome in children born to young parents. Adding to these conditions is the threat of West Nile Virus in the area. In September of 2014, Grayson and Fannin Counties were both placed on alert when mosquitoes tested positive for West Nile Virus at several collection sites throughout each county. Abandoned post-industrial sites are mosquito havens, where water can collect and remain undisturbed and out of the elements indefinitely, providing ideal breeding conditions. All of these dysfunctions have come together to create a perfect storm that results in decreased regional health that is linked to brownfields.

1.c. Financial Need

1.c.i. Economic Conditions: The target area is rural with low population density, high poverty, a severely weakened industrial economic base, low educational attainment, and high health disparities. Target communities function financially from ad valorem taxes and the tax base has suffered subsequent to recent business loss. Twenty-seven of the thirty-one communities in the service area have fewer than 10,000 in population and fit the definition of micro-communities, with limited internal resources to assess and redevelop brownfields. The region has a meager tax base and not enough resources to care for the increasing needs of its residents due to the high prevalence of genetic/developmental diseases or syndromes, health disparities, and lack of educational attainment in the area. These are conditions related to poor early childhood development and care in some instances, and limited job opportunities in others. These circumstances do not allow the target communities to access the resources necessary to address the brownfields or to establish appropriate plans to redevelop them.

1.c.ii. Economic Effects of Brownfields: The 2012-2017 Comprehensive Economic Development Strategic (CEDS) plan shifts the economic development focus from traditional

* Texas Department of State Health Services. <http://soupfin.tdh.state.tx.us/defectc10.htm>. April 2010

manufacturing-based to an emerging service- and tourism-based economy. The Texoma region's collective economic development goal has been to bolster the tourism industry to Lake Texoma and market the area's eco- and agro-tourism as well as cultural, viticulture, and enology offerings. Therefore, it is crucial to address brownfield sites that mar the landscape and undermine the regional goal. Target communities median home values average \$81,325, while the Texas and national values are \$128,900 and \$176,700 respectively. Fourteen percent of the housing units in the target communities are vacant, while the Texas vacancy rate is 11.8% and the national rate is 12.5%. Housing for the area's low to moderate income families is limited at best, with the public housing waiting list containing over 600 families. The target community's median home value is \$81,325--37% less than the state median and 54% less than national. The target communities have a higher vacant housing unit rate than those of both the state and nation. As is typical in instances of high poverty, low educational attainment, and stagnant local economies, the confirmed rate of child abuse is particularly high in the target communities. Mitigating brownfields and replacing them with jobs, parks, and clean and safe residences would drastically improve these statistics. Redevelopment of abandoned or questionable business sites in the area's small rural communities will bolster local economies, increase the tax base, and promote local residents' ability to provide for themselves. The addition of a small business in a community of 1,500 people has exponential benefits. A new job could mean the difference in a family owning versus renting their home. Home ownership pays dividends back to the small city, county and local school system through taxes that support this type of local government.

2. Project Description and Feasibility:

2.a.i. Project Description: Brownfield site assessments will quantify perceived or actual contamination that is inhibiting the redevelopment of property at closed or abandoned business sites. The assessment project will provide for 28 Phase I and 8 Phase II Environmental Site Assessments (ESAs) in the target communities. Site selection will be decided by the community members and stakeholders through public forums. The outcomes of these forums will inform the steering committee on further site selection. Sites not selected will be included in an economic development database for potential future assistance. TCOG will manage the overall project through its Community & Economic Development, Municipal Solid Waste and GIS Departments. TCOG will develop the steering committee, which will seek a qualified environmental consultant for the technical work. Representatives for each community will sit on the steering committee. To ensure that small towns in Grayson and Fannin Counties are represented, TCOG member representation will not exceed 50% of steering committee membership. Committee composition will also include 1 lay community members from each target area who were also involved with the community forum meetings and represent a disadvantaged population (low-income, minority, aged, or disabled). TCOG staff collaborated closely with geologists/geotechnical consultants, municipal and community leaders and stakeholders, and members of the regional Economic Development District (EDD) to develop this proposal. TCOG referred to the Economic Development Administration's (EDA) regional Community & Economic Development Strategic 2012-2017 (CEDS) Plan which represents the communities, to inform this proposal. The following goals from the CEDS will be incorporated into the brownfields assessment grant project: 1) Assess properties with high redevelopment potential; 2) Mitigate environmental hazards for residents by addressing and redeveloping brownfields; 3) Increase jobs and local revenue; 4) Redevelop at least one site that will serve as a community garden; 5) Capitalize upon redeveloped brownfields sites as catalysts to redevelop

adjoining sites. As per EDA requirements a steering committee will convene in January 2016 to plan for the new 2018-2023 CEDS and will further integrate brownfield redevelopment, and community sustainability and livability principles. Redevelopment options will undergo a community engagement process similar to that used to determine site selection. However, priority for redevelopment will go to those projects that address the need for higher paying wages, green space, and socioeconomic wellbeing of disadvantaged populations. A few examples of these would be the community park for Denison, a walk-in health clinic in Whitewright, and rehabbing rail in Bonham for expanded manufacturing.

2.a.ii. Project Timing

TABLE 2: PROJECT TIMING		
	Activity	Responsible Parties
YEAR ONE	Months 1-6: Steering committee to meet bimonthly; develop materials and community outreach (via monthly Town Hall Meetings) to educate public and steering committee on brownfields and the project; issue environmental consultant Requests for Proposal and finalize contract upon selection; meet with community members/ businesses to collect brownfields data for a central database to be shared with the public; the ability to secure brownfields access agreements will impact site selection for consideration and inclusion in database (ongoing through Year Two)	TCOG Staff ; Target Community Members; Site Assessment Environmental Consultants; Steering Committee
	Months 6-12: Town Hall Meetings continue on a bimonthly basis to update and receive feedback from the public; steering committee meets monthly & works with environmental consultants to secure site access (ongoing through Year Two); consultants meet with local project manager bimonthly to plan for Year Two assessment activities; brownfields listing is complete at end of Year 1; database development underway	TCOG Staff will record brownfield site listings; Site Assessment Environmental Consultants; Steering Committee
YEAR TWO	Activity	Responsible Parties
	By end of Quarter 1: the first Phase I assessments will be underway on five priority brownfield sites	TCOG Staff; Target Community Members; Steering Committee; Environmental Consultants
	By the end of Quarter 2: five more brownfields sites will be selected by the steering committee for Phase I assessment	
YEAR THREE	By the end of Quarter 4: a total of 28 Phase I assessments will have been completed	
	Activity	Responsible Parties
	Steering Committee meets quarterly; Months 1-6: 8 Phase II assessments conducted; Redevelopment Workshops conducted (minimum of 6 meetings throughout the year); redevelopment plans presented to the public; final grant reporting and closeout activities are completed	TCOG Staff; Target Community Members; Steering Committee; Environmental Consultants

2.a.iii. Site Selection: During the first three months of the grant, site selection criteria will be jointly developed and finalized by steering committee members, TCOG staff, community members, and the environmental consultants. Selection criteria will be vetted through the steering committee. Specific sites will be chosen based upon community member feedback captured by surveys, steering committee member votes, and property owner participation. A scoring or rating system will be used to drill down to the most needed areas for assessment. Sites whose redevelopment would positively impact the highest number of individuals will receive the most points during the selection process. Other factors will include: extent of community's perceived threat to environmental and human health; proximity to residences, schools, nursing homes, hospitals, and other locations frequented by vulnerable groups within the target population; site's ability to promulgate redevelopment of nearby lots, buildings, or sites; redevelopment potential for sites based upon proximity to affordable housing, transportation,

employment, and healthy foods. The steering committee will develop a plan to track task outcomes and to ensure project timing stays on schedule.

2.b.i. Task Description: The following Task Program Costs descriptions apply to both the Hazardous & Petroleum materials. Personnel costs & fringe benefits were split equally between Hazardous & Petroleum Assessment. Task 4 addresses Hazardous & Petroleum (Phase I & II.)

Task 1 Program Costs - \$840 in personnel cost and \$360 in fringe benefits provides for 40 hours of TCOG project manager's time to gather information and promote the project with local governments. Contractual assistance in the amount of \$5,000 is requested for consultant's time and expertise in planning phase activities.

Task 2 Community Outreach - \$1312 in personnel and \$563 in fringe benefits includes 62.5 hours of TCOG project manager's time to create infographic materials to promote the project. Travel costs at \$4,250 will be used for regional and national travel including workshops, EPA conferences and training. Supplies including pens, pencils, paper, print cartridges, envelopes, and folders as well as marketing materials to inform the larger community are estimated at \$3,000. Contractual assistance in the amount of \$2,000 is requested for community technical education on brownfields and brownfield program.

Task 3 Site Inventory - \$787 in personnel and \$338 in fringe benefits will provide for 37.5 hours of TCOG project manager's time to develop a GIS database of potential Brownfield sites. Supplies in the amount of \$2000 will provide presentation materials like paper, ink, pens, flipcharts, and writing utensils and printed materials. Contractual time in the amount of \$8,000 is requested for assistance with site inventory data collection and filing.

Task 4 Site Assessment - \$1155 in personnel and \$495 in fringe benefits will provide for 55 hours of TCOG project manager's time to coordinate assessment efforts, apprise stakeholders of progress, and perform GIS work. Contractual costs are estimated at \$163,500 for Hazardous and Petroleum Assessments. Eighteen (18) **hazardous** Phase I sites (estimated at \$2,500 each) and four (4) Phase II sites (estimated at \$25,000 each) will be assessed. Ten (10) **petroleum** Phase I sites (estimated at \$4,500 each) and four (4) Phase II sites (estimated at \$25,000 each) will be addressed. *Contractual cost are higher than Phase I and II estimates to allow for the varying cost needs at each site addressed.*

Task 5 Cleanup Planning - \$630 in personnel and \$270 in fringe benefits will provide for 30 hours of TCOG project manager's time to coordinate cleanup planning efforts and produce infographics about the project. Contractual costs for guidance on cleanup planning total \$8,000. Cleanup and re-development plans that integrate sustainability concepts, utilities information, and other data relating to the redevelopment objectives will be developed for the sites.

2.b.ii. Budget Table:

Table 3: Budget Table						
Petroleum & Hazardous Materials Project Tasks						
Programmatic Costs Only	Task 1 Program Costs	Task 2 Community Outreach	Task 3 Site Inventory	Task 4 Site Assessment	Task 5 Cleanup Planning	Total
Personnel	\$840	\$1,312	\$787	\$1,155	\$630	\$4,724
Fringe Benefits	\$360	\$563	\$338	\$495	\$270	\$2,026
Travel		\$4,250				\$4,250

Supplies		\$1,250	\$1,250			\$2,500
Contractual	\$5,000	\$2,000	\$8,000	\$163,500	\$8,000	\$186,500
TOTAL	\$6,200	\$9,375	\$10,375	\$165,150	\$8,900	\$200,000
*Personnel costs & fringe benefits were split equally between Hazardous & Petroleum Assessment						

2.c. Ability to Leverage: TCOG will contribute supportive services to the grant that would typically fall under the indirect cost rate umbrella. The value of these contributions is calculated based upon the lead applicant's approved indirect cost rate. TCOG's total contribution to the project in the form of general and administrative, on-site resources, and information technology infrastructure and support is \$119,940. The Grayson and Fannin County Health Departments will be represented in the steering committee and will contribute subject matter experts and meeting space to the project. The Denison Development Alliance will provide meeting space and the time and effort of economic development experts. All partners who have provided signed support letters (please see Attachments) will host information about the project and community member surveys on their respective websites.

3. Community Engagement & Partnerships

3.a.i. Community Involvement Plan: While developing this proposal, TCOG performed outreach to educate target community elected officials, community members, health care professionals, local & economic development entities, business organizations & developers, and lastly environmental entities that can support the Brownfields assessment process. For future community engagement TCOG will insure that stakeholders from public health, (Fannin & Grayson County Health Departments), economic development (Texoma Workforce Solutions, Denison Development Alliance, Bonham Economic Development Corporation) environmental health (KAB Collinsville, & TCEQ Voluntary Cleanup Program) are informed and engaged. TCOG will coordinate the collaboration between these stakeholders and engaged community meetings. A community engagement marketing plan will be created and include an intensive marketing campaign including print, radio, T.V. and social media. TCOG clients will be informed of the public meetings through the Client Services Department, Aging & Disability Resource Center, and 2-1-1 Referral Center. Public meetings in Fannin and Grayson Counties will be held at churches and town halls that are compliant with the Americans with Disabilities Act. Meetings will focus on outreach and community member education about the benefits of the brownfield program. After an initial kickoff meeting, Town Hall Meetings will be advertised on local radio stations, newspapers, on county and city websites and on TCOG's website. Meetings will be conducted every other month to ensure the project is guided by community member feedback. TCOG will provide language translation services at the meetings for Spanish-speaking participants. Regular updates, outreach materials, meeting dates and times, and community member surveys regarding the project will be posted on the lead applicant's website (www.texoma.cog.tx.us). All steering committee meetings will be open to the public and time will be allotted for public comment.

3.a.ii. Communicating Progress: A minimum of two meetings each with Denison, Whitewright, and Bonham city councils will be conducted to share and solicit information with these communities about the brownfields process. One meeting each with the Grayson and Fannin county commissioners' courts will be conducted to broadcast the project information to the public and officials. If needed, TCOG will provide language translation at the meetings for the Spanish and non-English speaking populations. Grant progress will be communicated to the community and all stakeholders during the Town Hall Meetings that will be held monthly during

Months 1-6 of the grant and every other month thereafter. Community member input will be gathered quarterly during Town Hall Meetings, during which participants will be asked to respond to brief surveys about site selection and redevelopment activities. This information will be considered and inform final site selection. Additionally, TCOG will post regular updates on its website, and will provide drafts of updates for target community members to disseminate to their communities.

3.b.i. Local/State/Tribal Environmental Authority: The Texas Commission on Environmental Quality (TCEQ) is the state agency which enforces environmental statutes and codes. The TCEQ Voluntary Cleanup Program (VCP) will guide and assist with the Texoma Brownfield Assessment Project.

3.b.ii. Other Governmental Partnerships: As a long-standing recipient of Section 8 housing funding, TCOG will work with HUD, the Texas Department of Environmental Quality (as evidenced by the attached letter of support), Tourism Department, and Transportation Department to conceptualize redevelopment plans for the brownfields sites with sustainable livability and economic development principles in mind. This will be accomplished by inviting agency representatives to a regional community meeting to explore redevelopment. Agency involvement will be secured by regular progress reports from the communities and use of technology, such as Skyping, to allow agency representatives to attend meetings. TCOG serves as the Economic Development District (EDD) and planning agency for Cooke, Grayson, and Fannin Counties. TCOG will enlist the aid of its many community partners and members to support this Brownfields project. As evidenced by the attached support letters from the Grayson and Fannin County Health Departments, the target communities will partner closely with these governmental agencies to address health disparities existing in the brownfields areas. The Denison City Manager and Denison Economic Development Alliance, the Bonham City Manager and Mayor, and the Fannin County Judge have all furnished letters of support for this project and are ready to partner with TCOG on this initiative (see attached letters of support).

3.c.i. Community Organization Description & Role: Community-based organizations are a critical component of this project, particularly where underserved groups are concerned. Austin College and Grayson College, both in Grayson County, have committed their support and the expertise of their faculty members and the time of their students as interns, to assist the project. Faculty expertise will become critical when redevelopment planning begins. There are several Keep America Beautiful (KAB) affiliates in Grayson County and they will be brought into the initiative via email, newspaper, and community meetings, so that they may provide feedback, lessons learned, and support to the project. The Fannin County Rural Rail District Board, Fannin County's Beautification, Education, Enforcement, and Strategies (BEES) committee, and BEST/FEST (Bonham Empowerment Support Team & Fannin County Empowerment Support Team) a small business group are all key partners in TCOG's region wide development efforts and will play a valuable role in the development and execution of the Texoma Brownfield Project.

3.c.ii. Letters of Commitment: Letters of commitment evidencing all the partnerships described above may be found in the Appendix.

4. Project Benefits

4.a.i. Health and/or Welfare Benefits: Health - Redeveloping the sites will mitigate any health risks associated with contaminated sites. Activating these sites will help to offset carbon emissions from existing commuters by creating jobs nearer to town. The high rates of birth defects, respiratory problems, and malignant tumors will decrease due to brownfield clean up.

Welfare - Project will raise the quality of life for residents because environmental health risks will be addressed, the unemployment rate will be reduced due to area redevelopment, and family units will experience less poverty-related stress. Community gardens will improve community wellbeing and help with stormwater drainage.

As evidenced by the attached letters of support in the Appendix, TCOG and target community members are partnering with the Grayson and Fannin County Health Departments on this project. The partnership will ensure that any health disparities in this proposal are addressed to the extent possible by redevelopment efforts that will put health disparity mitigation at the forefront. Healthcare professionals from both County Health Departments will participate in the target community assessment steering committee.

4.a.ii. Environmental Benefit: Cleanup of contamination will improve air and water quality. The target region is in a non-attainment area for air quality. The annual rainfall totals in excess of 40 inches and would be positively impacted at the reservoir level with improved quality resulting from reduced contamination in the run-off. Recent flooding has exacerbated this problem throughout the region. All 3 counties in Texoma received state and national disaster declarations. The City of **Denison** would like redevelopment plans to include an ecologically conscious industrial facility for one site and a municipal park that includes a native grasses area adjacent to a community garden and outdoor classroom area where community elder groups and youth from Boy and Girl Scout Troops as well as churches and other clubs will work together. **Whitewright** intends to include in its plan an approach to integrate improved bicycle and pedestrian access at the targeted area. By promoting a healthier holistic environment through addressing these brownfields sites, this grant will provide an important resource both in terms of funding and technical expertise to help Whitewright become a more economically, socially, and environmentally sustainable community. The City of **Bonham** would like to develop a modern, efficient and ecologically sound industrial site to replace the Southwest Pump Company complex. The City has been approached by a number of developers who are eager to move their businesses into Bonham due to the proximity to suppliers of manufacturing supplies needed to build their products. Any redevelopment project will be centered on creating jobs and development opportunities for the local community, and thus would be informed by sustainable livability principles and proximity to housing and transportation.

4.b.i. Policies, Planning, and Other Tools: The TCOG vision statement illustrates our efforts to be a regional center of excellence, develop new state and federal programs, implement policies and programs in a more effective and efficient way. As the subject matter and policy experts for our region TCOG strives to secure abundant and sustainable resources for our tri-county region. TCOG's mission of improving quality of life for Texoma residents and our vision to support "Better leaders building better lives," by bringing resources to our region, and assisting our region with growth and progress, compliments the EPA's Region 6 regional priorities to assist communities with limited in-house capacity to manage brownfield projects. The purpose of the Texoma Council of Governments cannot be understated in a rural community where most member cities have populations under 10,000. Also, TCOG manages the Texoma Economic Development District and creates the 5 year Community and Economic Development Strategies (CEDS) required by the Economic Development Administration. The goals outlined in the 2012-2017 CEDS: 1) Promote innovative thinking and creative minds across business and government, 2) Connect the region with partnerships, leadership skills to prepare for the future, 3) Create new investment opportunities and enhance entrepreneurship and small businesses, 4)

Collaborate with regional partners to protect area resources and promote a dynamic region, and 5) Build strong economies and foster economic development, has been used and will continue to be used for the development of the Texoma Brownfield Redevelopment project. Brownfield assessment is only one of the ways TCOG is planning for sustainable development in our region. TCOG works closely with all member cities to develop economic strategies to create new jobs, support and expand existing industry, prepare for the northward expansion of the Dallas-Fort Worth Metroplex. TCOG also manages many of the social service programs throughout the region and the federal grants which fund them. One of TCOG's largest grants is the Community Service Block Grant administered by the Texas Department of Housing and Community Affairs. As per the grant requirements TCOG conducted the 2016-2018 Texoma Community Needs Assessment to research the needs of low-income Texomans seeking self-sufficiency. The Texoma Brownfields Project will use the information gathered from the needs assessment to insure that redevelopment efforts will benefit disadvantage populations for each target area. The top 5 needs identified in the community needs assessment research are 1) underemployment, 2) affordable housing, 3) healthcare, 4) transportation and 5) food insecurity. This research included resident, elected official, and community organization survey information as well as secondary quantitative data sources such as the U.S. Census Bureau.

4.b.ii. Integrating Equitable Development or Livability Principles: TCOG is dedicated to serving disadvantaged populations in our region. Along with regional planning and development TCOG provides direct services to low-income, aged, and disabled citizens. TCOG will integrate livability principles and will responsibly balance the development needs with those of underserved citizens. The livability principles of support to existing communities, coordinating efforts across all levels of government to comprehensively leverage resources and policies, and the enhancement of unique characteristics of each target area would be addressed through the Brownfield redevelopment project. TCOG leads the region in its efforts to support communities across the region. Brownfield redevelopment will complement the current staff support, planning, GIS mapping, and community engagement support TCOG supplies to member cities and school districts in Texoma. As a rural region our local communities lack the capacity to manage a brownfield redevelopment project without TCOG support. The same staff support, planning, mapping, consulting, and community engagement support we provide for other development matters will be available to target areas for the brownfield project. TCOG will also assist in the coordination of efforts across all levels of government and among community stakeholders. For each target community TCOG will coordinate efforts by combining their knowledge of federal policy and initiatives with local government development goals, existing resources, projects, and long-term vision. One example of this is TCOG's involvement in the development of several projects in Bonham. The Rural Rail project, Fannin County's Beautification, Education, Enforcement, and Strategies (BEES) committee, and BEST/FEST (Bonham Empowerment Support Team & Fannin County Empowerment Support Team) are just a few of the efforts where TCOG plays an active role through planning and development, informing and engaging the community, organizing stakeholder meeting, and providing information, demographics, and mapping; allowing us to coordinate and leverage resources not only within this target area but between target areas.

4.c. Economic and Community Benefit

4.c.i. Economic or Other Benefit: Assessing existing brownfields will encourage redevelopment of identified site by alleviating contamination concerns for business that would not want to incur

the liability. In the Bonham target area there is considerable potential to expand manufacturing. Bonham is the most economically distressed of the 3 target areas. Bringing jobs to this area through brownfield redevelopment can have a far reaching impact on the community. With expanded manufacturing, improved rail, new business, and industry, there exists the possibility to alleviate transportation concerns by providing local employment; and by attracting investors in the health and housing fields to develop in the area. Transportation, health, and housing are 3 of the greatest needs in Bonham which also extends to the rest of Fannin County as discovered by our 2015-2017 Texoma Community Needs Assessment for the Texas Department of Housing and Community Affairs. These same disparities were also found in the Denison and Whitewright target areas and only varied in severity. Redevelopment of the brownfields in each target area will improve economic (employment), health (available healthcare), and security (housing). Redevelopment will lead to the creation of additional jobs and green spaces, increased property values, increased community connectedness resulting from a sense of collective investment in impacted neighborhoods, and improved health resulting directly from mitigated brownfield conditions and also from increased tax base that funds social outreach and health programs for impoverished citizens.

4.c.ii. Job Creation Potential: Partnership with Workforce Development Programs: TCOG is a committed to local hiring and procurement as available and will work closely with the Texas Workforce Commission office through this process. College students through Austin College and Grayson County College will also be utilized through all stages of brownfield redevelopment as interns, support staff, and to facilitate the community engagement process. As the Economic Development District for the Texoma region appointed through the Economic Development Administration, TCOG is committed to diversifying the economy, supporting small local business, and creating job opportunities. TCOG will work with Texoma Workforce Solutions, Denison Development Alliance, and Bonham Economic Development Corporation to use our existing 2012-2017 Texoma Community and Economic Development Strategy when formulating the best plan for leveraging current economic initiatives. Potential exist in the areas of eco-tourism, agricultural entrepreneurship, and craft beverage entrepreneurship. The abundant natural resources in the region (Lake Texoma, Hagerman Wildlife Refuge, Caddo National Grasslands, and the planned Lower Bois D'Arc Reservoir in Bonham and Lake Ralph Hall in Fannin County) have created a growing eco-tourism industry. Brownfield redevelopment will allow the region to expand these efforts through especially with the creation of green spaces. The rural nature of the region lends itself to agricultural entrepreneurship from local products which promote natural, organic, free range and/or local ingredients. The craft beverage industry is booming in Texoma. Denison as the sister city of Cognac, France has developed a competitive viticulture program through Grayson County College and is home to several wineries and distilleries. TCOG assists the Texoma Craft Beverage Alliance by coordinating the efforts of the various craft beverage stakeholders across the region and was vital to the creation of the first Texoma Craft Beverage Festival in the spring of 2015. TCOG coordinated and facilitated meetings with Grayson County College, Ironroot Distillery, Denison Chamber of Commerce, Munson Research Vineyard & Winery, 903 Brewery, and many other industry stakeholders. TCOG also provided research (industry demographics), technical assistance (web design, printed material design, & social media development), and mapping for the creation of the Texoma Craft Beverage Alliance and their 1st annual festival & tour.

5. Programmatic Capability and Past Performance

5.a. Programmatic Capability: TCOG has extensive project and grant management experience relative to the proposed project. The TCOG Planning & GIS Manager will serve as the project manager. Dr. Randy McBroom, PhD, serves as the Director of the Planning & Development Department. Dr. McBroom is a retired Texas A&M-Commerce professor and administrator and has managed million dollar budgets during his tenure. The TCOG Financial Department has extensive experience with grants financial management and reporting.

Outputs for this project proposal will be tracked and recorded in the EPA ACRES database. In addition to number of brownfield sites receiving Phase I and Phase II assessments, measurements will also include the number of public meetings and participants, the number of community member surveys received, and the number of community members to be served by the redevelopment efforts. Outcomes related to the project will primarily be realized from the redevelopment of identified Brownfield sites. Dr. McBroom will guide the steering committee and consultants as they collaborate to develop appropriate measures to define the above outcomes.

5.b. Audit Findings: TCOG retains an external accounting firm to conduct an annual financial audit. TCOG has not had any adverse audit findings with the programs they manage.

5.c. Past Performance and Accomplishments

5.c.i. Currently or Has Ever Received an EPA Brownfield Grant: TCOG has not received an EPA Brownfields grant.

5.c.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements: TCOG has received other federal or non-federal assistance. TCOG's federally and non-federally funded programs are listed below:

Texas Department of Housing & Community Affairs (TDHCA)

CEAP grant # 58140001818

Funding Amount: \$610,558

Period of Performance: 01/01/2014-12/31/2014

5.c.ii.1. Purpose and Accomplishments: The program assists families with energy costs. Program workers verify families' eligibility and financial need. Direction for the program is provided by case workers who monitor individual families approved for the funding

5.c.ii.2. Compliance with Grant Requirements: Financial and status reports are sent on a regular basis to the cognizant agencies by the program manager. The report schedule is determined by the cognizant agency and the program manager complies with that schedule for continued funding from the federal level. TCOG has received over 5.5 million dollars over the last five-year period. TCOG has met the reporting requirements for this project. Monthly Performance reports document number and demographics of clients served; expenditure reports document direct services to clients and program support/administrative costs. All reports were submitted timely. The current software system provides documentation of all households served and includes a record of individual payments made on behalf of each family.

TDHCA/Department of Energy

LIHEAP Weatherization

Grant # 81140001888 (RENEWAL)

Funding Amount: \$635,261

Period of Performance: 01/01/2014- 12-31/2014

Purpose and Accomplishments: The Weatherization Assistance Program (WAP) enables low-income families to permanently reduce their energy bills by making their homes more energy efficient. The program receives federal and local operational funding. The key metric is the number of homes weatherized.

ii. Compliance with grant requirements: This program was previously awarded and successfully expended all of the American Recovery and Reinvestment Act (ARRA) funding and was allotted an additional 8.7 million to be spent within 36 months from 04/01/09 to 03/30/12. Contracts provided maximum amounts to be spent per unit weatherized, with an expectation of the number of homes to be served in a contract period. Clients' files and monthly reports to the funding agency serve to document expenditures and results of program efforts.

U.S. Department of Housing and Urban Development (HUD)

Section 8 Choice Voucher Program Grant # TX542VO0113

Funding Amount: \$1,815,732.00

Period of Performance: 01/01/2014-12/31/2014

i. Purpose and Accomplishments: The Section 8 Housing Choice Voucher Program provides rental assistance payments to private landlords. Program offers eligible participants the ability to rent decent, safe housing and pay no more than 40% of income for rent. The Section 8 HCV Program has increased to include 50 Veterans Affairs Supportive Housing (VASH) vouchers. The Section 8 Program also includes the administration of a Family Self-Sufficiency (FSS) and Homeownership Programs. The FSS Program has had 78 graduates and the Homeownership Program has seen 8 participants who have purchased their first home. TCOG will continue to seek funding to expand the supply of assisted housing in our jurisdiction.

ii. Compliance with grant requirements: The Section 8 Management Assessment Program (SEMAP), an assessment designed by HUD to evaluate and score program performance, is submitted annually. TCOG Section 8 HCV maintains a High Performer rating in SEMAP with a score of 130. TCOG is also required to submit annually the PHA Agency Plan and once every five years the five-Year Agency Plan. TCOG has strengthened relationships with area agencies such as Child Protective Services, Texoma Community Center (MHMR), Texas Department of Aging and Disability (DADS), Texas Department of Human Services and Workforce Texoma. Coordination among these agencies has increased economic opportunities for all participants. TCOG has worked diligently with landlords in this area to improve the quality and choices of assisted housing. Through extensive counseling with current landlords, TCOG has maintained rental prices for our participants within limits set by HUD regardless of the tight market that exists in this area. Through the Family Self-Sufficiency Program, TCOG has been able to track a significant increase in employed participants over the last year. Overall, TCOG has made significant progress over the years in the mission and goals listed in the five-Year Plan. Primarily, TCOG has made significant progress during the five-year Plan period in our goal to ensure equal opportunities and affirmatively further fair housing. In conclusion, TCOG is confident that, with guidance from the EPA and through the strong partnerships it has developed for this project, the communities are well positioned to implement a highly effective assessment grant. The proposed project will serve a deeply deserving and underrepresented region and its residents, and will improve the financial, health, and community outlook for thousands of lives.

Attachment A
Threshold Documentation

1. Applicant Eligibility

Texoma Council of Governments (TCOG) is a political subdivision of the State of Texas and meets the definition of "local government". TCOG is comprised of Cooke, Grayson, and Fannin counties in north central Texas.

2. Letter from the State or Tribal Environmental Authority

A letter from the Texas Commission on Environmental Quality acknowledging applicant plans to conduct assessment activities may be found in the Attachment B.

3. Community Involvement

- Grayson County College
- Austin College
- Greater Texoma Health Clinic
- Grayson County Health Department
- Fannin County Health Department
- City of Whitewright
- City of Bonham
- Keep America Beautiful – Collinsville
- Texoma Workforce Solutions
- Bonham Economic Development Corporation
- Denison Development Alliance
- Fannin County Judge Creta Carter

4. Site Eligibility

N/A (This is a community-wide proposal)

Attachment B

Letter from State Authority: Texas Commission on Environmental Quality

Bryan W. Shaw, Ph.D., P.E., *Chairman*
Toby Baker, *Commissioner*
Jon Niemann, *Commissioner*
Richard A. Hyde, P.E., *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

December 2, 2015

Ms. Nicole George, Program Planner
Texoma Council of Governments
1117 Gallagher Drive
Sherman, Texas 75090

Re: Texoma Council of Government's Proposal for a U.S. Environmental Protection Agency
FY16 Brownfields Assessment Grant

Dear Ms. George:

The Texas Commission on Environmental Quality (TCEQ) is pleased to offer this letter of support for the Texoma Council of Government's (TCOG) proposal to the U.S. EPA for a FY16 Brownfields Assessment Grant. The TCEQ believes that the grant will significantly benefit the TCOG by enhancing the local economy, increasing the tax base and improving the environment.

Currently, 3 target areas have been identified as having a significant number of potential brownfields. The perception of brownfields in these areas inhibit redevelopment because of the potential liability investors would incur. Grayson County contains 2 of the target areas for brownfield assessment within the cities of Denison and Whitewright. In Fannin County the south corridor of Bonham is the 3rd target area for brownfield assessment. TCOG is currently seeking grant funding through the EPA's Brownfield Assessment Grant which would allow for 30 phase I and 16 phase II environmental site assessments. Final assessment locations will be chosen through a process of community engagement involving public forum meetings in a Town Hall style with concerned residents, elected officials, and stakeholders.

The TCEQ looks forward to working with the TCOG on its Brownfields initiative and supports the grant proposal. You may contact me at 512-239-2252 or Kristian.livingston@tceq.texas.gov if you have any questions or if you would like additional information.

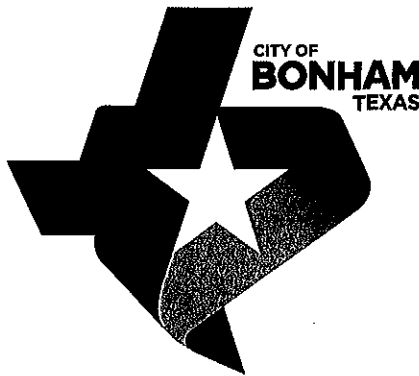
Sincerely,

A handwritten signature in black ink that reads "K. M. Livingston".

Kristy Mauricio Livingston, Brownfields Program Manager
VCP-CA Section
Remediation Division

KML/jdm

cc: Ms. Amber Perry, EPA Region 6, Brownfields Section, amber.perry@epa.gov



December 2, 2015

THE STAR OF NORTH TEXAS

Dr. Susan B. Thomas, PhD
Texoma Council of Governments
1117 Gallagher Drive
Sherman, TX 75090

RE: Letter of Support – TCOG “Brownfield” grant proposal submittal

Dear Dr. Thomas,

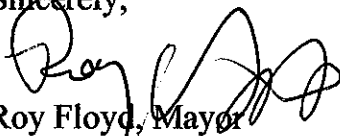
On behalf of the City of Bonham, I am pleased to submit this letter of support for the TCOG “Brownfield” grant proposal submittal that will greatly aid the City of Bonham in the assessment and clean-up of likely “brownfield” sites in our downtown and the adjoining “southern corridor” just south of Powder Creek.

While this city has invested significant local resources to nurture revitalization and redevelopment in downtown Bonham for the past several decades, the needs to identify, assess and clean-up these likely brownfield sites where bygone industries operated greatly surpass our city’s abilities and financial wherewithal to undertake on our own.

The City of Bonham and its’ staff - *in partnership with multiple community partners* - is pledged to sustain public policies and initiatives targeted to enhance revitalization and redevelopment of downtown Bonham and facilitate the attraction of substantial private-sector investment to compliment these public sector efforts.

I am pleased to relay the support of the Bonham community *at-large*, and the City of Bonham administration and staff for this worthwhile and long overdue initiative. I strongly urge favorable consideration of the TCOG brownfield grant submittal.

Sincerely,


Roy Floyd, Mayor
City of Bonham



THE STAR OF NORTH TEXAS

December 3, 2015

Dr. Susan B. Thomas, PhD
Texoma Council of Governments
1117 Gallagher Drive
Sherman, TX 75090

RE: Letter of Support – TCOG "Brownfield" grant proposal submittal

Dear Dr. Thomas,

Since joining the City of Bonham as City Manager this past July I have focused much of my efforts on downtown Bonham; seeking to recapture and re-instill the economic vitality and vibrant quality of life that once existed throughout Bonham's downtown and the very scenic but developmentally overlooked south Bonham area. Approval of TCOG's Bonham brownfield grant proposal will greatly assist these efforts and fill a significant resource void that is frankly beyond Bonham's own internal resources to address.

Under my direction our staff has initiated a "*BET on Bonham*" (non-cash) incentive policy to reduce or waive fees that is currently with our legal staff before presentation to our City Council in the January-February 2016 timeframe. As a city Bonham has invested in our downtown with the 2010-11 construction of a new city hall, public library and the 2012-13 remodeling and expansion of our central fire station. Prior to this the Bonham City Council & voters approved a \$2,000,000 bond issue in partnership with the Bonham Economic Development Corporation (BEDCO) for the undergrounding of downtown utilities, streetscape, decorative street lighting and establishment of the highly successful Powder Creek *Regional* Park with measured walking trail, restroom facilities, footbridge and a new Leathers' playground. Each of these public sector investments has had a favorable visual impact on the community. Bonham's development agency – BEDCO will roll-out a revised Downtown Bonham: Save Our Structures (matching grant) pilot program and will be dedicating a portion of the USDA Revolving Loan Fund proceeds that they manage into a "Lo-Loan" initiative for small business to help with structural assessment, repairs, signage and façade work.

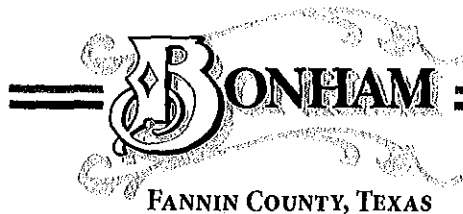
As a city management professional I am very favorably impressed by this community's determination to revitalize downtown Bonham. But they can't do it alone. I am honored to recommend favorable consideration of the TCOG Brownfield grant funding request.

Sincerely,



Sean Pate
Bonham City Manager

**514 Chestnut • Bonham, TX 75418
(903) 583-7555 • FAX (903) 583-5761**



December 2, 2015

Dr. Susan B. Thomas, PhD
Texoma Council of Governments
1117 Gallagher Drive
Sherman, TX 75090

RE: Letter of Support ~ Texoma COG "Brownfield" grant proposal - Bonham

On behalf of the Bonham Economic Development Corporation (BEDCO) Board of Directors and staff, it is my pleasure to offer this letter of support for the Texoma COG "Bonham brownfield" site(s) grant proposal for identification, assessment and clean-up of potential brownfield sites in downtown Bonham that are serious obstacles hindering community efforts to redevelop and revitalize critical areas within our historic downtown.

The City of Bonham and BEDCO have partnered for more than a decade in planning and implementing programs geared toward making a difference in attracting expanded economic development and job growth to downtown Bonham. The most significant and on-going is BEDCO's approximately \$200,000 per year (thru 2023) commitment to fund the debt service of a \$2,000,000 bond package that included; development of Powder Creek Park {located immediately adjacent - south - to downtown}, relocation and undergrounding of unsightly utilities, period decorative street lighting and streetscape & benches throughout downtown. BEDCO has previously purchase, re-roofed and re-marketed a derelict building on North Main Street and established a {downtown} Heritage District Save Our Structure initiative that with grow from a technical assistance matching grant program to one that will also encompass repairs, signage and façade work and increased funding for this by more than 15% in FY 2016!

But the presumed brownfield sites remain a very significant hindrance to successful revitalization and redevelopment of downtown and south Bonham without significant commitment of additional resources.

I am pleased to join with Bonham's Mayor and City Manager in supporting the Texoma COG "Bonham brownfield" site(s) grant proposal and endorse favorable considerations.

Sincerely,

Stephen J. "Steve" Filipowicz, MPA
Executive Director - Economic Development
City of Bonham/BEDCO



December 2, 2015

Ms. Susan Thomas
Texoma Council of Governments
1117 Gallagher Drive, Suite 350
Sherman, TX 75090

Dear Ms. Thomas:

On behalf of the Denison Development Alliance (DDA), I would like to express our support for TCOG's pursuit of grant funding through the EPA's Brownfield Assessment Grant.

Denison has two significant properties within our city limits that are not being developed because of the potential liability investors and/or the City might incur. These two properties are the former WJ Smith property and the Johns-Mansville property. The City has been aggressively pushing the owners for over 20 years to redevelop their properties but current law allows them to ignore their corporate responsibility and do nothing.

TCOG has been a great partner in connecting us with consultants that have been very helpful as we are seeing some movement from the owners. We believe that if TCOG is funded they have the ability to assist in the coordination of our efforts, effectively utilize the grant funds, and keep community and the property owners engaged.

The City will commit all available resources to assist with the brownfield project by providing staff assistance, funds for legal and other outside assistance, and ultimately the acceptance and redevelopment of the properties.

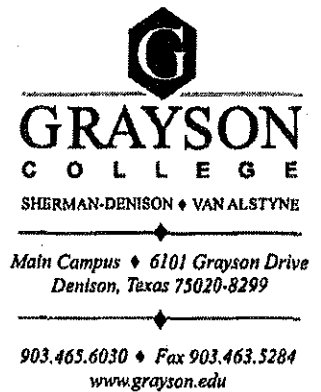
Best regards,

Tony Kaai, CECD
President

Moving Forward. Kicking Back.

December 14, 2015

Dr. Susan Thomas
Texoma Council of Governments
Executive Director
1117 Gallagher Drive, Suite 350
Sherman, TX 75090



Dear Dr. Thomas,

Grayson College is pleased to support Fannin County, specifically the city of Bonham, and TCOG in their efforts to obtain grant funding to explore the redevelopment potential of brownfield assessments in the south corridor of Bonham. We understand that Bonham and TCOG are diligently working to revitalize the city's economy and community – this is vital for the redevelopment of Fannin County and its future economic and public health, recreational activities, and quality of life.

Grayson College is already a supporter of TCOG's partnering in brownfield assessments with the cities of Denison and Whitewright, both located in Grayson County. One large component of Grayson College's mission is to cultivate student success and community building by recognizing the College's interdependence with various communities in our service area. Similar to Denison and Whitewright, Grayson College considers Bonham an important community to our region, and we encourage and support TCOG's efforts to pursue grant funding for brownfield assessments and planning.

To help foster this pursuit, Grayson College commits itself to participating in this project as a partner by: 1) attending planning sessions by relevant faculty and administrators; 2) encouraging faculty members and administrators to serve on planning committees; and 3) providing redevelopment input. These commitments mimic those we pledged to your previous brownfield assessment and redevelopment projects in Denison and Whitewright.

Grayson fully supports your endeavors and our partnership with you and the city of Bonham as you prepare for this grant opportunity.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dr. Jeremy McMillen', is written over a horizontal line.

Dr. Jeremy McMillen
President

GRAYSON COUNTY HEALTH DEPARTMENT

515 North Walnut
Sherman, TX. 75090
Phone 903-893-0131
Fax 903-892-3776



205 N. Houston
Denison, TX. 75021
Phone 903-465-2878
Fax 903-465-2978

Amanda Orteiz, Director
Jerry Bennett M.D., Medical Authority/Health Authority

December 15, 2015

Dear Dr. Thomas:

I write on behalf of the Grayson County Health Department, in support of the Texoma Council of Government's Brownfield Assessment Project. The goals of the Brownfield Assessment Project to remediate and redevelop abandoned industrial sites align with the mission of the Grayson County Health Department; to provide for the public health of Grayson County. Unmitigated industrial waste is a known danger to the health of the general public and its removal not only reduces the risk it poses but improves the economic conditions in Grayson County as well. Our Division of Environmental Health along with our Public Health Emergency Preparedness staff would be available to you to provide their expertise and consultation should you require it and our facilities in Sherman and Denison can be made available as well.

If funded we would expect the Texoma Council of Governments to take the responsibility of administering the Brownfield Assessment Project and leading the effort, with our assistance if needed, to reduce the public health risk associated with abandoned industrial sites within Grayson County.

We look forward to working with you on this project in the future.

Sincerely,

Amanda Orteiz, R.S., M.B.A.
Director, Grayson County Health Department

KEEP COLLINSVILLE BEAUTIFUL
P.O. BOX 405
COLLINSVILLE, TX 76233

Texoma Council Of Governments
Dr. Susan Thomas, Executive Director
1117 Gallagher Dr., Ste. 350
Sherman, TX 75090

Dear Dr. Thomas,

Keep Collinsville Beautiful is a local organization affiliated with the state-wide Keep Texas Beautiful entity. Ours is a grass roots effort to revitalize and beautify the city of Collinsville thereby improving the appearance as well as the economic well being of the entire community. Our goal is to implement close interaction and cooperation with the city of Collinsville, the Collinsville Independent School District, local businesses as well as other groups and individuals willing to invest time and effort into improving the environment.

We have recently been made aware of the EPA Brownfield Assessment Grant project that TCOG is proposing for the Texoma area. This is an area of concern, not only in our city, but in virtually every community in North Texas. These are locations that could, and should, be redeveloped and returned to being beneficial assets in these communities were it not for the liabilities and costs involved. We have locations in our city that have become eyesores and reflect negatively on the community because of the inability of the owners to redevelop them in a cost effective manner. Our local city government is unable to assist with this type of redevelopment due to the costs involved and their limited resources.

We support this effort wholeheartedly and are willing to offer our local efforts to implement these projects in our town. This would certainly

be beneficial for our goal of cleaning up our city and making it more attractive for our residents as well as visitors to our town.

Sincerely,

Betty Graham, President
Keep Collinsville Beautiful
903-429-0197



City of Whitewright

P. O. Box 966

Whitewright, Texas 75491-0966
(903) 364-2219, Fax (903) 364-2766

city@whitewright.com
whitewright.com

MAYOR
Allen D. West

CITY SECRETARY
Beth Woodson

THE CITY COUNCIL
Ruby Howell, Mayor Pro Tem
Jason Summers, Place 1
Bart Bodine, Place 2
James Shiplet, Place 3
Mike Martin, Place 4

December 14, 2015

Texoma Council of Governments
Attn: Dr. Susan Thomas
1117 Gallagher Drive, Suite 350
Sherman, Texas 75090

Ref: Brownfield Assessment Grant proposal


Dear Dr. Thomas,

Please accept this letter of support for the Texoma Council of Governments Brownfield Assessment Grant proposal. As an important partner in the City of Whitewright's efforts to revitalize the local economy we recognize the importance of redeveloping brownfields for removing blight, creating jobs, and improving health for residents. TCOG is a vital partner of Whitewright's Area-Wide Planning project and the Texoma Brownfield Assessment Project will be a great asset to its implementation.

Being a small community with limited funds, we have been able to benefit from previous grants that TCOG has received in the past. The funds have assisted us in projects that we would not have been able to accomplish without the assistance with of TCOG. We fully support them in the proposed Brownfield Assessment Grant.

We appreciate all the support that TCOG has given the city in the past and look forward to working with them under this grant.

Regards,



Allen West,
Mayor

Fannin County Environmental Development

1203 E. Sam Rayburn Drive
Bonham, TX 75418
903-583-7495

December 15, 2015

Dr. Susan B. Thomas, PhD
1117 Gallagher Drive, Suite 470
Sherman, TX 75090

Dear Dr. Thomas,

Please accept this letter in support of the Texoma Council of Government (TCOG) Environmental Protection Agency (EPA) Brownfields Assessment Grant. The Fannin County Environmental Development Department supports TCOG's efforts to partner with the EPA to allow for 28 Phase I and 8 Phase II environmental assessments throughout TCOG's tri-county service area. We at the Fannin County Environmental Development Department are hopeful that this initiative will ameliorate health indicators that are possibly correlated to environmental conditions with the presence of brownfields in the South corridor of Bonham.

Applying for an EPA Brownfields Assessment Grant will help TCOG expand this program to serve the entire region of North Central Texas. The Fannin County Environmental Development Department looks forward to collaborating with TCOG and its regional partners on this application.

Please feel free to contact me at 903-583-7495 if I may provide additional information.

Sincerely,
Lita Huffman
Co-Coordinator
Fannin County Environmental Development Dept.



Greater Texoma Health Clinic

December 16, 2015

Texoma Council of Government
1117 Gallagher Drive
Sherman, TX 75090

To Whom It May Concern:

Please accept this letter in support of the Texoma Council of Government (TCOG) Brownfields Coalition Assessment Grant. The Greater Texoma Health Clinic supports TCOG's efforts to determine the existence and extent of potential environmental contamination at identified properties within TCOG's tri-county service area.

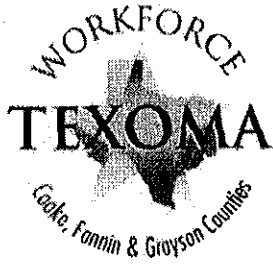
The Greater Texoma Health Clinic's mission is to provide low cost comprehensive health and wellness services to residents of the Texoma community. Thus, we are all too familiar with the health disparities that exist in our region. We are hopeful that TCOG's initiative will ameliorate health indicators that are possibly related to environmental conditions associated with the presence of brownfields.

TCOG's Brownfields Coalition Assessment grant will expand the program to serve the entire region of North Central Texas. The Greater Texoma Health Clinic looks forward to collaborating with TCOG on this Coalition application.

Please feel free to contact me at 903-465-2440 ext. 214 if I may provide additional information.

Sincerely,

Danielle Garcia
Practice Administrator
Greater Texoma Health Clinic



December 15, 2015

Dr. Susan Thomas
Texoma Council of Governments
1117 Gallagher Drive
Sherman, Texas 75090

RE: Letter of Support for Texoma Brownfields Project

Dr. Thomas,

The Texoma Workforce Development Board (Board) is pleased to submit this letter of support on behalf of the Texoma Council of Governments (TCOG) Texoma Brownfield Assessment Project. We look forward to partnering with TCOG on our mutual goal of increasing the number and quality of jobs in our region. The brownfield project will enhance the economic development efforts supported by the Texoma Board and TCOG on such projects as the Texoma Branding project, the Rural Rail project, the creation of Lake Ralph Hall, and the local ecotourism and agricultural entrepreneurship.

Sincerely,

MARSHA L. LINDSEY
Deputy Director



Office of the President

Marjorie Hass, Ph.D.
President

December 16, 2015

Dr. Susan B. Thomas, PhD
Texoma Council of Governments
1117 Gallagher Drive
Sherman, TX 75090

Dear Dr. Thomas,

As President of Austin College, it is my pleasure to support the Texoma Council of Governments (TCOG) Brownfields Coalition Assessment Grant proposal. We understand the cities of Denison, Whitewright, and Bonham (representing a diverse geographic region throughout Grayson and Fannin Counties) will be joining TCOG as eligible partnering entities in the coalition application, with the collective goal of prioritizing potential brownfields sites for assessment and redevelopment. All three of these cities have been working diligently to revitalize their economies and communities. Thus, this initiative aligns seamlessly with their existing efforts and plans for economic development, environmental quality, and the health and wellbeing of residents.

Austin College will support this initiative by providing redevelopment conceptual-level input to the coalition. Our faculty members will also be encouraged to incorporate this project in classes as it is relevant, and provide internship opportunities as they arise.

Please do not hesitate to contact me at 903-813-3001 if I may provide additional information or feedback to facilitate a favorable consideration of TCOG's Brownfields Coalition Assessment Grant proposal.

Sincerely,

A handwritten signature in cursive script that reads 'Marjorie Hass'.

Marjorie Hass



CRETA L. CARTER II

Fannin County Judge

101 East Sam Rayburn Dr. – Suite 101
Bonham, Texas 75418-4346
Office (903) 583-7455 Fax (903) 583-7811

December 9, 2015

Dr. Susan B. Thomas, PhD
1117 Gallagher Drive, Suite 470
Sherman, TX 75090

Dear Dr. Thomas,

Please accept this letter of support for the Texoma Council of Governments (TCOG) Brownfields Coalition Assessment Grant proposal. As a County Judge for Fannin County, it is my pleasure to support TCOG on this important initiative. Given the abundance of sites suffering from post-industrial blight and potential hazardous substances within the North Central Texas region, there is great need for the proposed grant. I believe Fannin County's on going partnership and collaboration with TCOG will improve the quality of life for Fannin County residents.

Fannin County's policies and projects are complimented by TCOG's Brownfield project. I understand the need for brownfield assessment and the potential effect it has on Fannin County, such as, job creation, improved health outcome and community revitalization.

Through its Coalition Assessment Grant, TCOG will effectively serve an expanded and historically underrepresented region, that of North Central Texas, in a project that is profoundly needed by the communities involved.

Sincerely,

A handwritten signature in black ink, appearing to read "Creta L. Carter".

Creta L. Carter
Fannin County Judge

**TEXOMA COUNCIL OF GOVERNMENTS FY16 BROWNFIELDS ASSESSMENT
GRANT CFDA 66.818**

Areas Affected By Project

Fannin and Grayson Counties in north central Texas. Three identified target areas are Bonham (Fannin County), Denison, and Whitewright (Grayson County).

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
- ☒ Application
- ☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
- ☐ Continuation
- ☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/16/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

TEXOMA COUNCIL OF GOVERNMENTS

* b. Employer/Taxpayer Identification Number (EIN/TIN):

751292195

* c. Organizational DUNS:

8798848150000

d. Address:

* Street1:

1117 GALLAGHER DRIVE

Street2:

* City:

SHERMAN

County/Parish:

* State:

TX: Texas

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

75090-3107

e. Organizational Unit:

Department Name:

REGIONAL SERVICES

Division Name:

COMMUNITY ECONOMIC DEVELOPMENT

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

NICOLE

Middle Name:

* Last Name:

GEORGE

Suffix:

Title:

PROGRAM PLANNER

Organizational Affiliation:

* Telephone Number:

903-813-3527

Fax Number:

* Email:

ngeorge@texoma.cog.tx.us

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

D: Special District Government

Type of Applicant 2: Select Applicant Type:

E: Regional Organization

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-04

* Title:

FY16 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

1234-Areas Affected By Project.pdf

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

TEXOMA BROWNFIELD ASSESSMENT GRANT

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

26, 4

* b. Program/Project

26, 4

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

05/01/2016

* b. End Date:

04/30/2019

18. Estimated Funding (\$):

* a. Federal

400,000.00

* b. Applicant

0.00

* c. State

0.00

* d. Local

0.00

* e. Other

0.00

* f. Program Income

0.00

* g. TOTAL

400,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

NICOLE

Middle Name:

* Last Name:

GEORGE

Suffix:

* Title:

PROGRAM PLANNER

* Telephone Number:

903-813-3527

Fax Number:

* Email:

ngeorge@texoma.cog.tx.us

* Signature of Authorized Representative:

Nicole George

* Date Signed:

12/16/2015